

**PLANNING AND ZONING COMMISSION  
SPECIAL MEETING MINUTES**

**OCTOBER 5, 2004**

**MEMBERS PRESENT:** Emery Zahner, Cliff Aucter, Lori Spielman, Robert Hoffman, and Alternates James Prichard (arr. 7:40 PM) and Arlo Hoffman

**MEMBERS ABSENT:** Mort Heidari, Geri Kupecky, and Alternate Ronald Small

**STAFF PRESENT:** Matt Davis, Town Planner and Reanna Goodreau, Recording Secretary

**I. CALL TO ORDER**

Chairman Zahner called the Planning & Zoning Commission (PZC) meeting to order at 7:31 PM at the Ellington Town Hall Annex Meeting Room, 57 Main Street, Ellington, CT.

**II. PUBLIC COMMENTS: NONE**

**III. PUBLIC HEARINGS:**

1. #Z200420—Ellington Planning & Zoning Commission for an amendment to the Ellington Zoning Regulations to create an “Age-Restricted Cluster Housing Zone” regulation.

**TIME:** 7:04 PM

**SEATED:** C. Aucter, L. Spielman, M. Heidari, R. Hoffman, A. Hoffman, J. Prichard

The commissioners reviewed Version 3 of the Age-Restricted Cluster Housing Zone regulation section by section. They encouraged the audience to share their comments. The commission expressed their desire to keep the amendment moving towards completion and asked for input from the audience. The commission decided to set a special meeting to review and possibly take action on the regulation amendment.

**MOVED (AUCTER), SECONDED (SPIELMAN) AND PASSED UNANIMOUSLY TO CLOSE THE PUBLIC HEARING FOR #Z200420—ELLINGTON PLANNING & ZONING COMMISSION.**

**DISCUSSION & POSSIBLE ACTION TO BE TAKEN AT A SPECIAL MEETING TO BE HELD ON OCTOBER 12, 2004 AT 7:00 PM.**

**IV. NEW BUSINESS:**

1. Review of Draft Amendments to the Zoning Regulations:
  - a. Section 4.1f, Special Permit Criteria

Matt Davis explained that he drafted language to modify the special permit criteria per the commission's request. The commission reviewed the draft and requested that the Planner move forward with making an application to amend the zoning regulations.

**BY CONSENSUS, THE COMMISSION DIRECTED THE TOWN PLANNER TO MAKE AN APPLICATION TO AMEND THE ZONING REGULATIONS REGARDING SPECIAL PERMIT CRITERIA AS PRESENTED.**

b. Section 7.7d7(b), Landscaping Island Materials

Matt Davis explained that he drafted language to modify the restrictions in landscaping island materials per the commission's request. The commission reviewed the draft and requested that the Planner move forward with making an application to amend the zoning regulations.

**BY CONSENSUS, THE COMMISSION DIRECTED THE TOWN PLANNER TO MAKE AN APPLICATION TO AMEND THE ZONING REGULATIONS REGARDING LANDSCAPING ISLAND MATERIALS AS PRESENTED.**

**IV. UNFINISHED BUSINESS:**

1. Discussion and Possible Comments Concerning the Build Out Report

The Chairman and other members voiced strong concerns regarding the First Selectman's efforts to position "Purcell Associates" for a prospective public contract to amend the regulations, including discovery of a June 2004 quote from Purcell that hadn't been shared with the commission or the Planner. The Planner noted that he had been asked by the First Selectman to review that quote several days ago, but did not know until that time that the quote existed. The Planner felt he had been placed in a very awkward position by the First Selectman, and that the commission had a right to the information, therefore, he had told the Chairman prior to the September 27, 2004 meeting. The Planner also handed out copies of the Purcell quote, as well as the written review of the quote he had produced at the request of the First Selectman. The Planner felt these documents were public and subject to FOIA and that each commissioner had a right to a copy. Several commissioners felt the First Selectman's actions were serious enough to discuss them with the Board of Selectmen at the Board of Selectmen's special meeting to be held on the Build Out Report on October 6, 2004.

**VII. ADJOURNMENT:**

**MOVED (AUCTIONER) SECONDED (PRICHARD) AND PASSED UNANIMOUSLY TO ADJOURN THE MEETING AT 9:57 PM.**

Respectfully Submitted,

Reanna Goodreau  
Recording Secretary